



Contact us

Before you submit any planning applications you are encouraged to contact Melbourne Water's Land Development Team who will:

- answer your questions about Melbourne Water's development requirements
- advise if a land survey is required to enable your proposal to be assessed
- review plans and suggest changes where applicable
- inform you about any development charges that may apply.

For more information about Melbourne Water's requirements for your proposal, you can download a copy of Melbourne Water's *Guidelines for Development in Flood Prone Areas* available at www.melbournewater.com.au.



Melbourne Water carries out extensive flood mapping for the 1 in 100 year flood. Our mapping information is incorporated into your local council's planning scheme as a flooding overlay.

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ISBN: 978-1-921603-74-7 (print) 978-1-921603-75-4 (web)

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Designed and produced by Equest Design.

Building in flood prone areas

What is the 1 in 100 year flood event?

The 1 in 100 year flood event is the storm that happens on average once every one hundred years (or a 1% chance of occurring in any given year). Melbourne Water requires that any new development is protected in the 1 in 100 year flood event.

How do I find out if my property is affected by flooding?

Flood level information can be obtained from your retail water company or from the following organisations, which provide specialised property information:

LANDATA

Web: landata.vic.gov.au Telephone: (03) 8636 2456

ANSTAT

Web: anstat.com.au/api Telephone: (03) 9278 1172

What is a flooding overlay?

An overlay is a map in a planning scheme that shows the location and extent of special features, such as where land may be subject to flooding.

In the case of flooding, overlays are an important way to manage development in order to minimise the effects of overland flows and flooding on new buildings and ensure new development does not adversely affect other existing properties.

To find out if a flood overlay applies to your property visit the Department of Planning & Community Development's Planning Maps Online website

<http://services.land.vic.gov.au/maps/pmo.jsp>

Can I still build if my property is affected by flooding?

If your property is affected by flooding development must be designed so that new buildings are protected from a 1 in 100 year flood. In addition, development must not increase flood risk or hazards to people and property.

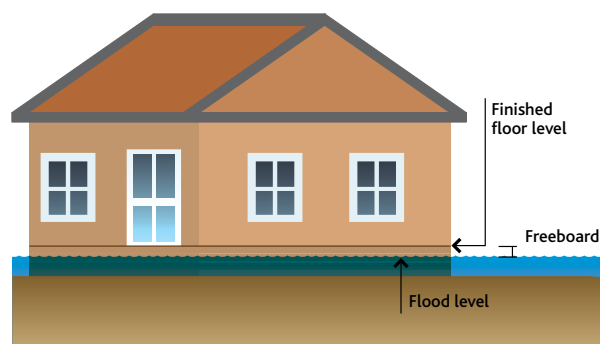
If a flooding overlay applies to your property, your application will be referred to Melbourne Water by your local council when you apply for a planning permit. Melbourne Water sets conditions on proposed development in areas affected by flooding to minimise risk to people and property.

How will Melbourne Water assess my building proposal?

Requirements for development will differ depending on conditions at your site. Melbourne Water will consider the following criteria when assessing your proposal to develop in an area affected by flooding:

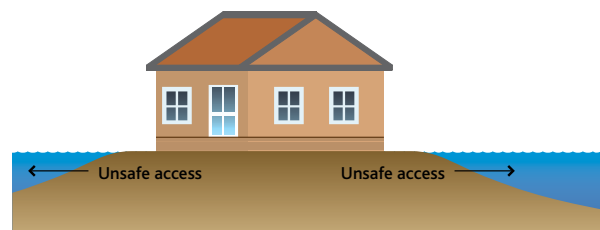
Freeboard

Freeboard is the height difference between the 100 year flood level and the floor level of the building. Allowing adequate 'freeboard' helps to protect people and property from flood damage.



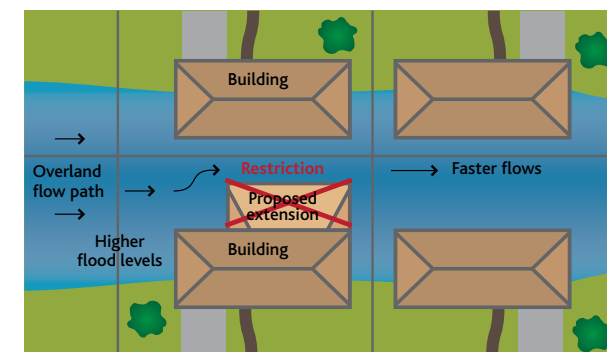
Access and site safety

Safe access to and from the site of your proposed development is important. Melbourne Water prohibits development on properties where the depth and flow of floodwaters could be hazardous. This ensures people are safe from deep or fast-flowing waters during a flood.



Flood flow

Your new building or development must allow for and not restrict the free passage of floodwaters, so that it does not cause higher flood levels or faster flows.



Flood storage

Flood storage is the area available to temporarily store water during a flood. If the area for existing flood storage is filled and inappropriately developed with buildings or structures it can result in higher flood levels.

